



# ERWAU COTTAGE

TREUDDYN | MOLD | CH7 4LE









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Mold 5 miles | Wrexham 10 miles | Chester 14 miles | Liverpool 27 miles  
(all mileages are approximate)

## A SUBSTANTIAL FOUR-BEDROOM COUNTRY HOME SET IN JUST UNDER 2 ACRES

Impressive Four-Bedroom detached Country Home  
Scope for Modernisation and Improvement  
Land and Gardens Extending to around 1.88 acres  
Useful Outbuildings including Double Garage and Stable/Workshop  
Rural Location Convenient for Wrexham and Chester



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Viewing is strictly by appointment only

## GENERAL REMARKS

The property sits within land and gardens which extend, in all, to approximate 1.88 acres and feature an impressive driveway which leads onto a sizeable parking area. The grounds also contain a paddock ideal for ponies or horses, expansive lawned areas, and a charming brook.

The property is further complimented by a useful array of outbuildings, these comprising a double garage situated immediately to the side of the house, and a detached stable/workshop.

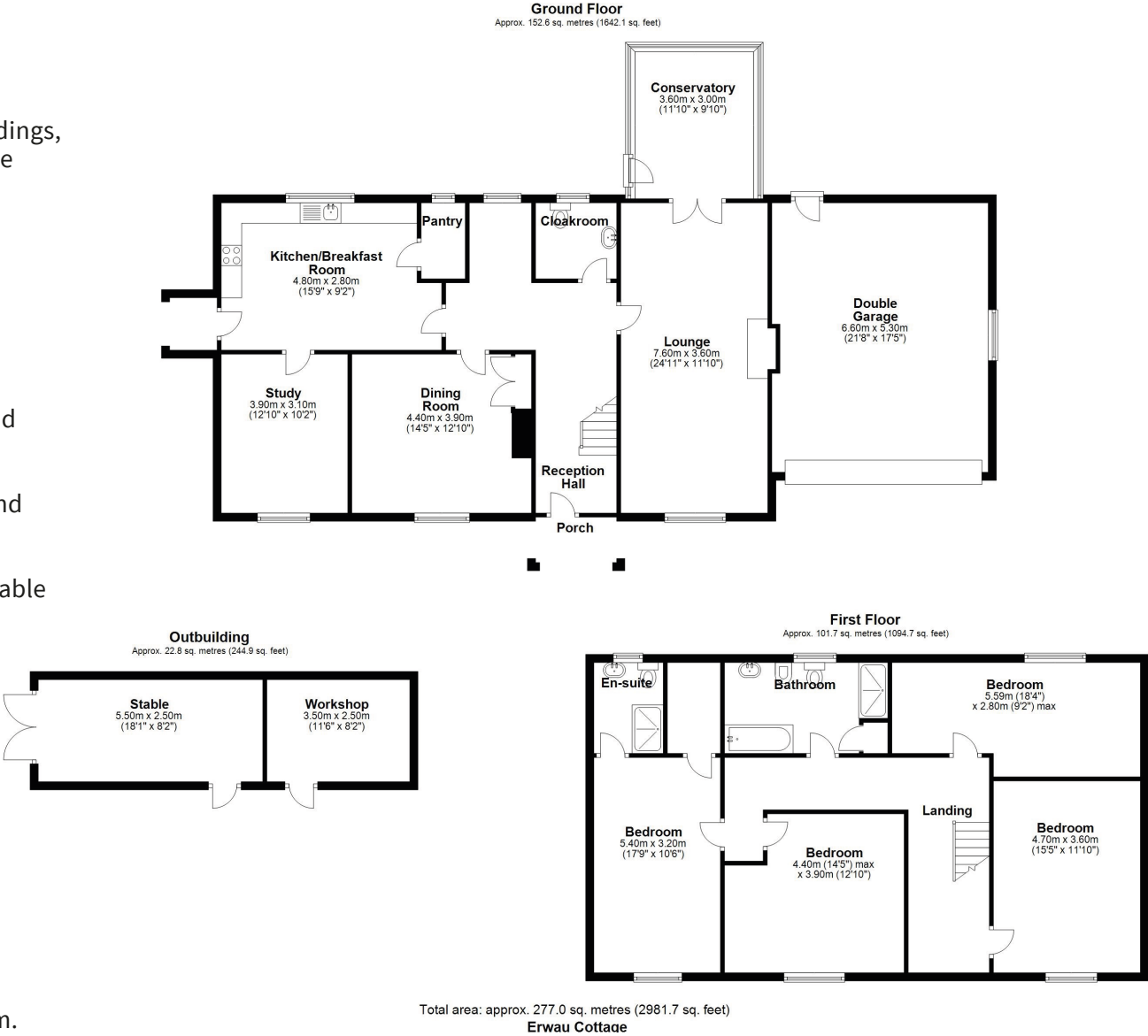
## SITUATION

Erwau Cottage occupies a peaceful rural position on the outskirts of the village of Treuddyn, which boasts a respectable range of amenities for its size, including School, Church, and Village Store, with the market town of Mold lying around 5 miles to the north and providing a wider range of amenities, such as Supermarkets, Medical Facilities, twice weekly street market and cattle auction, Theatr Clwyd (Wale’s biggest performing theatre, leisure centre and an array of Eateries and Public Houses. Whilst enjoying all that’s best about rural north Wales, the property also offers convenient access to the cities of Wrexham and Chester, with Liverpool reachable by car in around an hour; both Manchester Airport and Liverpool John Lennon Airport can be reached, by car, in under an hour.

## PROPERTY

The property, which offers over 2,300 square feet of living accommodation with exciting potential for modernisation and improvement, is entered via an exposed brick Porch into an impressive Reception Hall, where carpeted stairs rise to the first floor and doors lead into a Dining Room, Cloakroom, and well-proportioned Lounge, the latter benefitting from a log-burner set on to a raised hearth and patio doors allowing access into the Conservatory. The ground floor accommodation is completed by a Kitchen/Breakfast Room with traditional Pantry and a door into a versatile ground floor Study/Family Room.

The first floor of Erwau Cottage provides similarly well-sized rooms which, at present, comprise four double Bedrooms, with the principal Bedroom boasting an En-Suite Shower Room and walk-in Wardrobe, and a family Bathroom.







## LAND AND GARDENS

The property is situated within land and gardens which extend, in all, to around 1.88 acres, or thereabouts, with a farm-style gate set within brick pillars opening onto a sweeping driveway which culminates in a generous parking area immediately to the fore of the dwelling.

The gardens are predominately laid to lawn but interspersed by established trees and shrubs, most notably a mature weeping willow which takes pride of place within the front lawn. The western portion of the gardens have been fenced off for use as a paddock and are ideal for the grazing of horses and ponies.

A secondary access leads off, via full height timber gates, Pant Y Fford onto a further fenced off section of the gardens, which offers scope for a variety of onward usages, be that as gardens or for the implementation of equine facilities (Local Authority consent permitting).

## OUTBUILDINGS

The property is further complimented by a number of outbuildings located within the grounds.

Double Garage (6.60m x 3.20m):

Immediately connected to the northern boundary of the property and with a cedar wood up and over front access door, concrete floors, and with power and light laid on.

Stable/Workshop (9.00m x 2.50m):

A pathway leads from the parking area to this versatile building complete with attractive clock tower; with concrete floors, rendered walls, and divided into two sections, with the southern section providing stabling opportunities with a single door to the front and double doors to the side, with the northern element currently utilised as a workshop.



## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## LOCAL AUTHORITY

Flintshire County Council, County Hall, Mold,  
Flintshire, CH7 6NB

Tel: 0345 678 9000.

## SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system and the heating is oil-fired.

## COUNCIL TAX

Council Tax Band – G

## DIRECTIONS

What3Words ///lengthen.shuttle.lookout

## SCHOOLING

Within a short drive are a number of highly rated state and private schools including Ruthin School, The King's and Queen's Schools, Moreton Hall, Oswestry School, Abbey Gate College, Ysgol Parc Y Llan, Ysgol Terrig, Ysgol Derwenfa, Ysgol Bryn Coch C.P., Broughton Primary School and Castell Alun High School.



## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

- regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.





254.2m

PANT-Y-FFORDD

Rare Brook

Erwau Cottage

Pant-Glas

Pant-y-ffordd

Oakwood

Avalon

For identification purposes ONLY

0m 20m 40m 60m

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**Promap**  
LANDMARK INFORMATION



